

## PLANNING COMMISSION

### MEETING MINUTES

JUNE 6, 2023

APPROVED: Kmd



#### 1. ROLL CALL

Chair Demi Chatters called the meeting to order. Commissioners in attendance: Charles Adkins, Adam Yanasak, Michael Zelinski, Kevin Ballard, and McKenzie Sullivan.

Commissioners Absent: Michael Finch and Alex Lark

Planning Staff: Yorik Stevens-Wajda, Becky McCrary, and Kathy Davis

Chair Chatters acknowledged the passing of Senator John McCoy, who served 17 years in the legislature. He was one of the longest serving indigenous lawmakers in Washington state history. Commissioner Adkins read a statement on Land Acknowledgement.

#### 2. APPROVAL OF MINUTES

**Motion:** Commissioner Adkins made a motion to approve the May 16, 2023, meeting minutes. Commissioner Yanasak seconded the motion.

**Vote:** Commissioner Sullivan, yes; Commissioner Ballard, abstain; Commissioner Zelinski, yes; Commissioner Yanasak, yes; Commissioner Adkins, yes; and Chair Chatters, yes.

**Motion Carried.**

#### 3A. REPORTS OF MEMBERS AND COMMITTEES

None

#### 3B. STAFF COMMENTS

Mr. Stevens-Wajda presented information on the Everett 2044 Public Participation Plan, and the school districts requested code amendment.

#### 3C. OPEN PUBLIC COMMENTS

Commissioner Yanasak referred to the proposed Park District project and asked if it would make sense given the scope of the proposal to consider a subarea review of the whole Delta neighborhood. Mr. Stevens-Wajda responded that during their land use element discussions, the north Everett area had been mentioned as a candidate for a local center designation which would include subarea planning. That wasn't something in their current workplan but could be considered later.

#### 4A. EVERETT 2044: GROWTH ALTERNATIVES DISCUSSION CONTINUED

Becky McCrary, Long Range Planning Manager, presented information on the growth geographies, housing typologies, the growth alternatives, and next steps and upcoming events.

##### Commission Discussion

Commissioner Ballard asked if staff had considered the south Broadway corridor for higher density since that corridor was used as a secondary through fare for vehicular traffic. Ms. McCrary responded that they had considered more density south of 41<sup>st</sup> along Colby and between Colby and Evergreen Way. Mr. Stevens-Wajda

added that the area was being studied for potential light rail alignment along with some other areas; however, the area was generally a quiet low density residential neighborhood with some commercial and multi-family uses but could be looked at further if commission agreed to add that connector. Commissioner Ballard also suggested the Claremont neighborhood. Mr. Stevens-Wajda responded that staff would look at that corridor as a connector also. Commissioner Zelinski stated that the south Broadway and Colby area were reasonable candidates for middle housing but not necessarily anything higher than that type of use.

#### Public Comments

None

### **5A. 2023 STATE LEGISLATION - PLANNING**

Yorik Stevens-Wajda, Planning Director, presented information on the Objective Regulations (HB 1293), Middle Housing (HB 1110), Accessory Dwelling Units (HB 1337), Climate Change (HB 1181), Twelve Unit (SB 5058), Permit Process (SB 5290), and Categorical Exemptions (SB 5412).

#### Commission Discussion

Commissioner Yanasak asked about the allowance of at least two accessory dwelling units on all lots that allow for detached housing and that meet the minimum lot size for the principal unit. Mr. Stevens-Wajda responded that was straight out of state law and the city could prohibit ADUs on lots less than the minimum lot size. He asked if a residential lot could have a four-unit main building and up to two accessory dwelling units on the lot. Mr. Stevens-Wajda responded that could be an outcome if that could fit within the bulk standards such as setbacks, height limits, and lot coverage.

Commissioner Sullivan asked about the state agency support mentioned in SB 5290, Permit Process. Mr. Stevens-Wajda responded there are requirements for the Department of Commerce or other state agencies to provide technical assistance to support cities in their efforts to streamline permitting processes.

#### Public Comments

None

### **5B. EVERETT 2044: MIDDLE HOUSING**

Mr. Stevens-Wajda presented information on the grant work program and the existing and draft middle housing regulations.

#### Commission Discussion

Chair Chatters asked how the exclusion in certain areas from middle housing up to 25% interacted with the regulations around historic zones. Mr. Stevens-Wajda responded that historic overlays could be excluded.

Commissioner Adkins asked if the city had any accounting of how many areas in Everett were covered by racially exclusive covenants or deed restrictions. Mr. Stevens-Wajda responded that the University of Washington had reviewed deed restrictions throughout the Puget Sound region. Commissioner Adkins asked if any of those racially restrictive covenants were in the historic overlay areas. Mr. Stevens-Wajda responded that he thought that middle housing still could not be excluded. That there were other ways to protect the historic character.

Commissioner Ballard supported collapsing the residential zones into one single family zone which appeared to him to follow the spirit of the new law and would also help streamline the permit process.

Chair Chatters asked how minimum lot size would interact with the ability to segregate an accessory dwelling unit to allow for a home ownership opportunity. Mr. Stevens-Wajda responded that under the recommended accessory dwelling unit ordinance, segregation for homeownership was allowed anywhere.

Chair Chatters asked if the on-street parking regulations were eliminated, what height would be needed to accommodate on-site parking. Mr. Stevens-Wajda responded that would probably increase the structure height to 30-35 feet but at the cost of bulk and scale of the accessory dwelling unit in the residential neighborhood. Commissioner Ballard and Chair Chatters supported the 30-35 feet heights which would allow for parking below a structure.

Commissioner Yanasak asked if the setbacks could be modified. Mr. Stevens-Wajda responded that the front setback was different in different places due to the right-of-way. Commissioner Zelinsky added that another aspect of the 20-foot front setback was that it accommodated car lengths.

Commissioner Sullivan asked if there were any options that provided some flexibility to modify the setbacks. Mr. Stevens-Wajda responded that currently the setbacks and heights were not modifiable.

Commissioner Ballard supported one parking space per unit. The requirement wouldn't limit the property owner but would provide some flexibility to provide more if needed. Commissioner Adkins didn't necessarily see much of a point for parking minimums.

Commissioner Zelinski encouraged commissioners to consider how to better accommodate middle housing and maintain the character of single-family neighborhoods. Ms. McCrary responded that the definition in the middle housing bill itself was that middle housing was compatible in scale, form, and character with the single-family neighborhood. Chair Chatters stated that the discussion on middle housing should continue so that the community was aware and becomes involved in the conversation.

#### Public Comments

OJ Marsden, Everett real estate agent, suggested that part of the consideration should include checking to make sure that there were no CC&Rs on a property proposing a permit to building a structure on a lot located in a single-family neighborhood. She was aware of active and inactive CC& Rs throughout the community.

**ADJOURNED 8:43 PM**

  
Planning Commission Secretary

7/10/23  
Date

  
Administrative Coordinator

6-20-2023  
Date